CHICAGO PLAN COMMISSION
Department of Planning and Development

1237 W. DIVISION (SW Corner of Division & Elston)

West Town Community Area / 27th Ward / Alderman Walter Burnett, Jr.

Developer: LPC Division I, LP

Attorneys: DLA Piper

Architect: Ware Malcomb

04/21/2022

Community Area Snap Shot

Demographic Data: West Town

General Population Characteristics, 2020

	West Town	City of Chicago	CMAP Region
Total Population	87,781	2,746,388	8,577,735
Total Households	42,920	1,142,725	3,266,741
Average Household Size	2.0	2.4	2.6
Percent Population Change, 2010-20	6.7	1.9	1.7
Percent Population Change, 2000-20	0.4	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2015-2019

	West Town		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	53,847	63.6	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	18,728	22.1	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	5,727	6.8	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	4,144	4.9	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,252	2.7	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates. Universe: Total population

Age Cohorts, 2015-2019

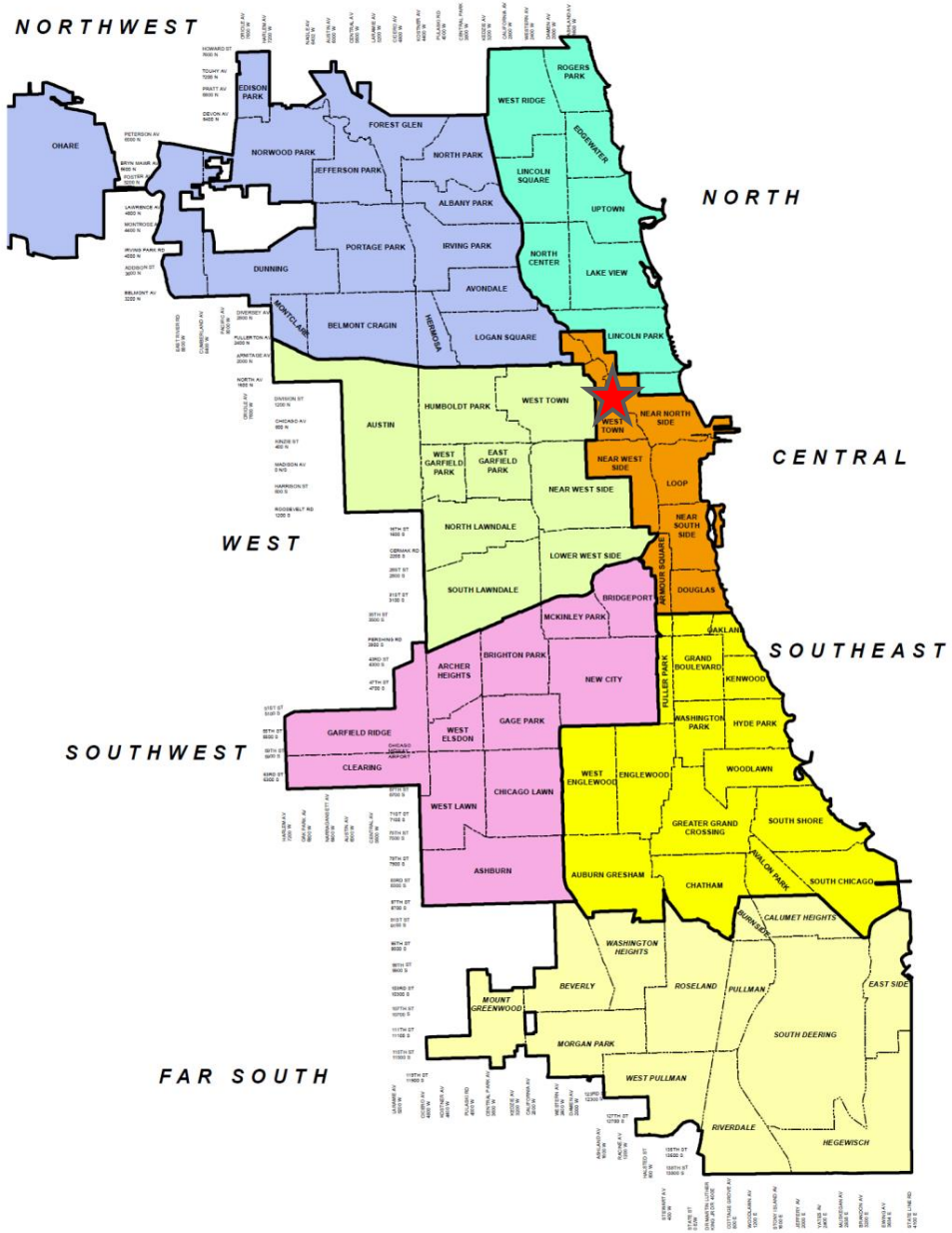
	West Town		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	5,315	6.3	171,323	6.3	518,065	6.1
5 to 19	6,960	8.2	462,093	17.1	1,644,152	19.4
20 to 34	38,669	45.7	739,281	27.3	1,794,152	21.1
35 to 49	19,729	23.3	546,045	20.2	1,701,494	20.1
50 to 64	9,014	10.6	453,823	16.7	1,635,766	19.3
65 to 74	3,061	3.6	195,049	7.2	691,947	8.2
75 to 84	1,516	1.8	100,949	3.7	346,833	4.1
85 and Over	434	0.5	40,971	1.5	150,858	1.8
Median Age	32.3		34.6		37.5	

Source: 2015-2019 American Community Survey five-year estimates. Universe: Total population

Household Income, 2015-2019

	West Town		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than $25,000	4,763	12.4	259,714	24.3	529,858	17.0
$25,000 to $49,999	3,962	10.3	212,433	19.9	567,834	18.2
$50,000 to $74,999	5,144	13.4	160,900	15.1	490,586	15.7
$75,000 to $99,999	4,507	11.8	119,199	11.2	395,676	12.7
$100,000 to $149,999	7,791	20.3	146,765	13.8	533,771	17.1
$150,000 and Over	12,137	31.7	167,818	15.7	605,605	19.4
Median Income	$104,639		$58,247		$73,572	
Per Capita Income*	$64,178		$37,103		$39,058	

Source: 2015-2019 American Community Survey five-year estimates. Universe: Occupied housing units
*Universe: Total population



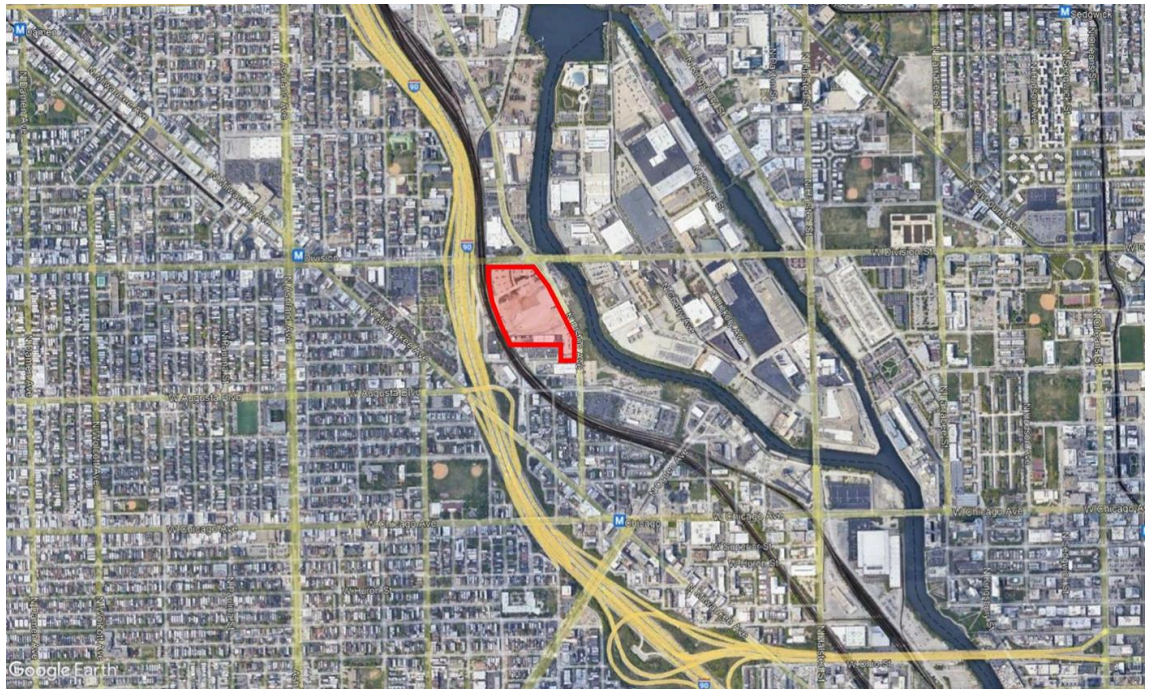
Community Area Snap Shot

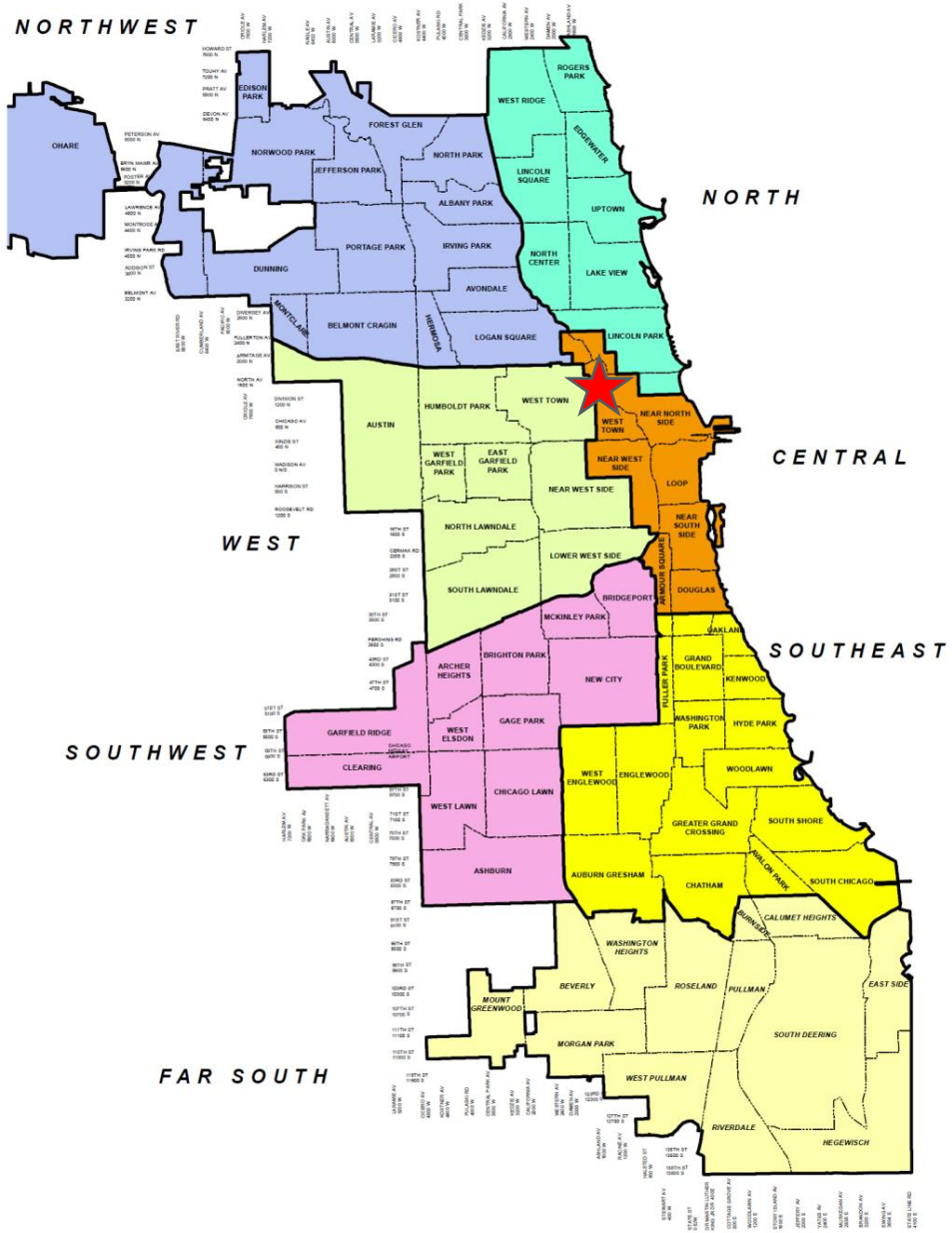
Land Use & Neighborhood Context: West Town

General Land Use, 2015

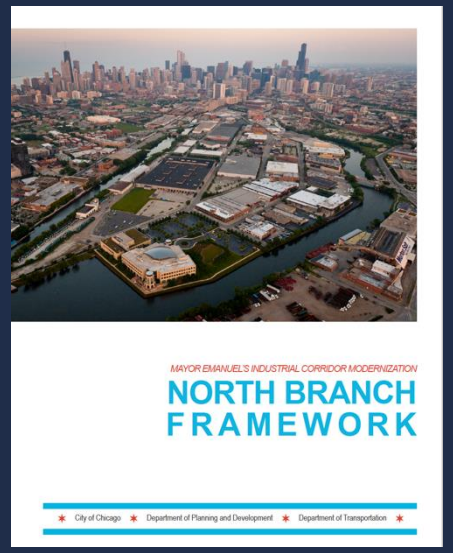
	Acres	Percent
Single-Family Residential	235.4	8.0
Multi-Family Residential	682.7	23.3
Commercial	164.7	5.6
Industrial	185.2	6.3
Institutional	131.1	4.5
Mixed Use	138.6	4.7
Transportation and Other	1,086.5	37.1
Agricultural	0.0	0.0
Open Space	241.9	8.3
Vacant	62.4	2.1
TOTAL	2,928.4	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Land Use Inventory.





Planning Context



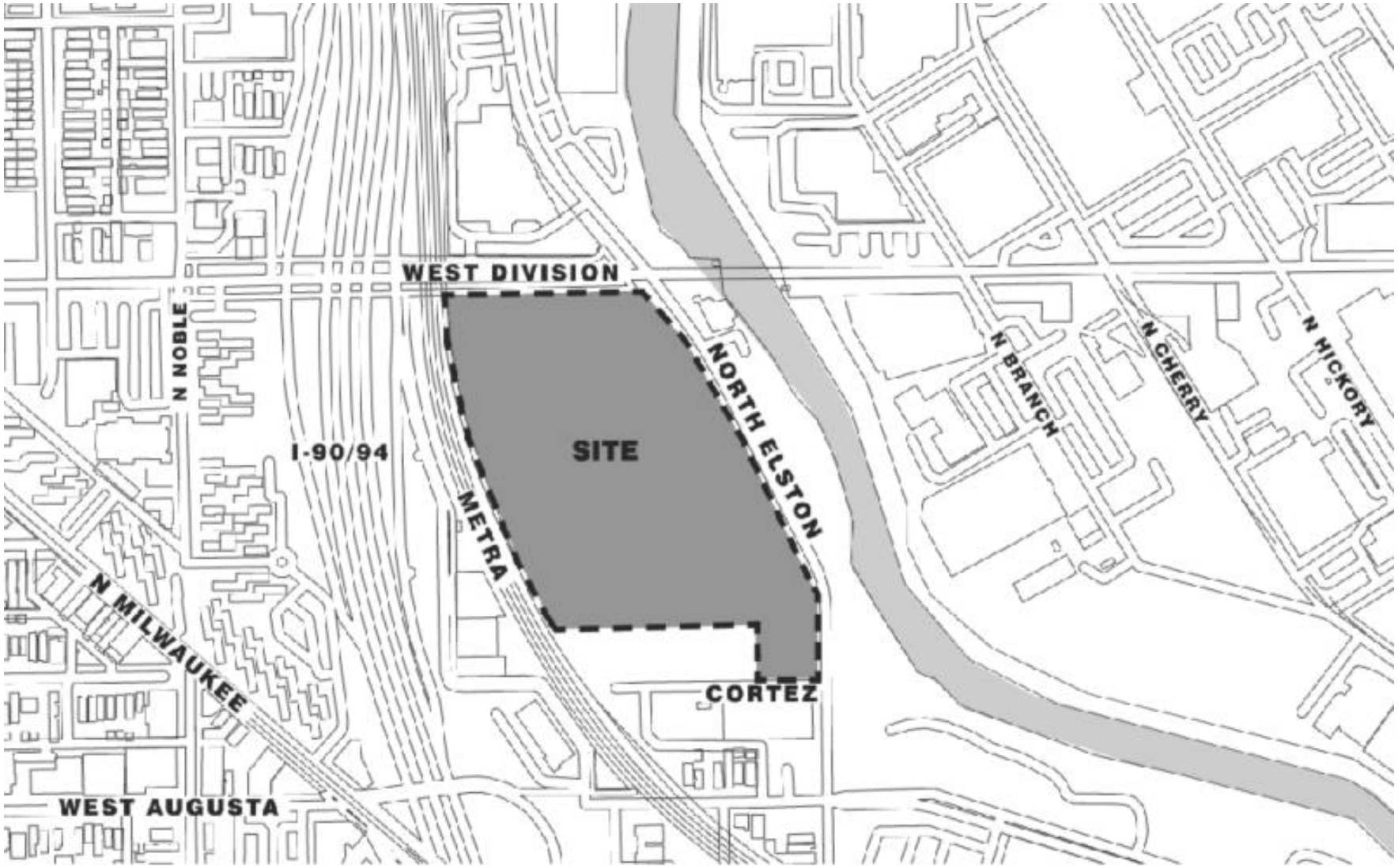
- NORTH BRANCH FRAMEWORK PLAN (CPC, 2017)
- GOALS:
  - Maximize the North Branch as an Economic and Vital Job Center.
  - Provide better access for all transportation modes.

Project Description

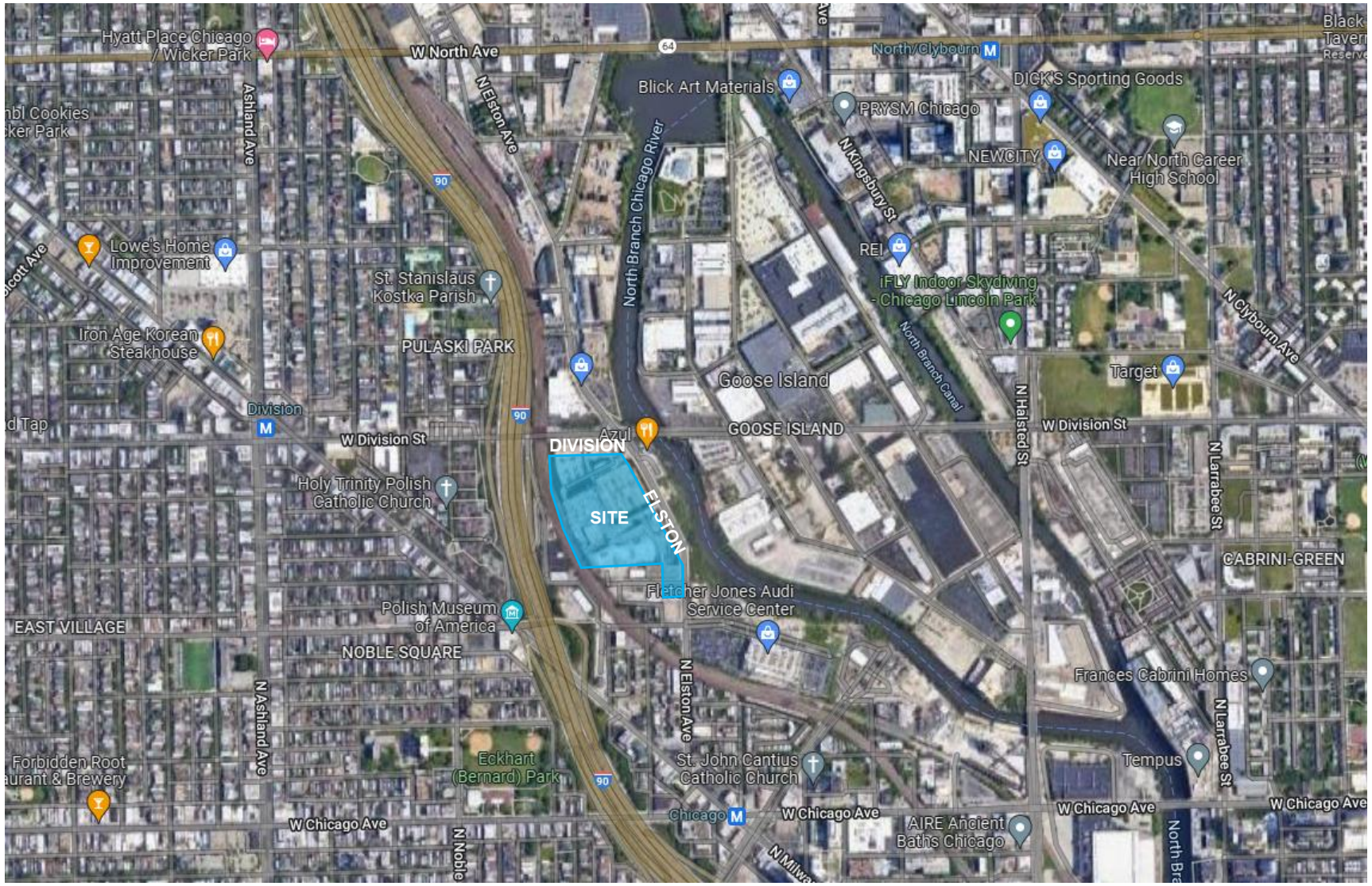
Logistics Property Company, LLC is a national developer of industrial and logistics properties. They are proposing to build Chicago's first Class-A, multi-story modern logistics facility near the heart of downtown. The proposed project will be built on a historic manufactured gas facility that has undergone substantial environmental remediation. This project will redevelop the property to include a speculative, state-of-the-art two-story warehouse with the following features:

- Two primary warehouse floors of ~252,700 square feet each.
- Each floor will have dedicated loading docks.
- Up to 50,000 square feet of Class-A office space.
- Full-height glazing in office areas.
- The project will have the ability to accommodate multiple tenants.
- Onsite employee parking in a dedicated accessory parking garage.
- Overhead pedestrian crossing between the parking and office areas.
- The project proposes public art on both the Division and Elston frontages.

ADJACENT SITE CONTEXT



SITE CONTEXT PLAN - MAP

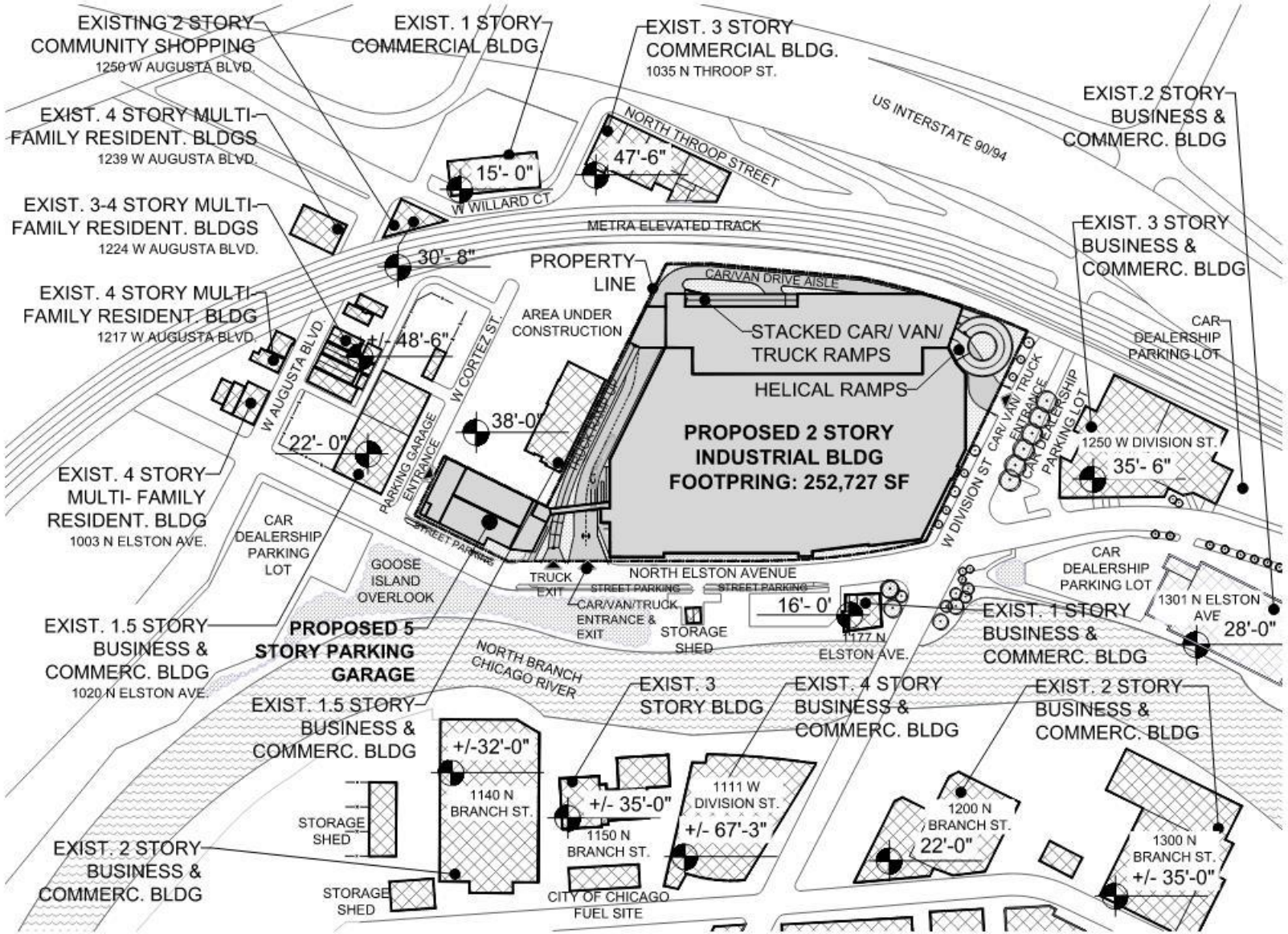


Site Acreage: +/-11.03 ac

Site Square Footage: +/-480,383 sf

N

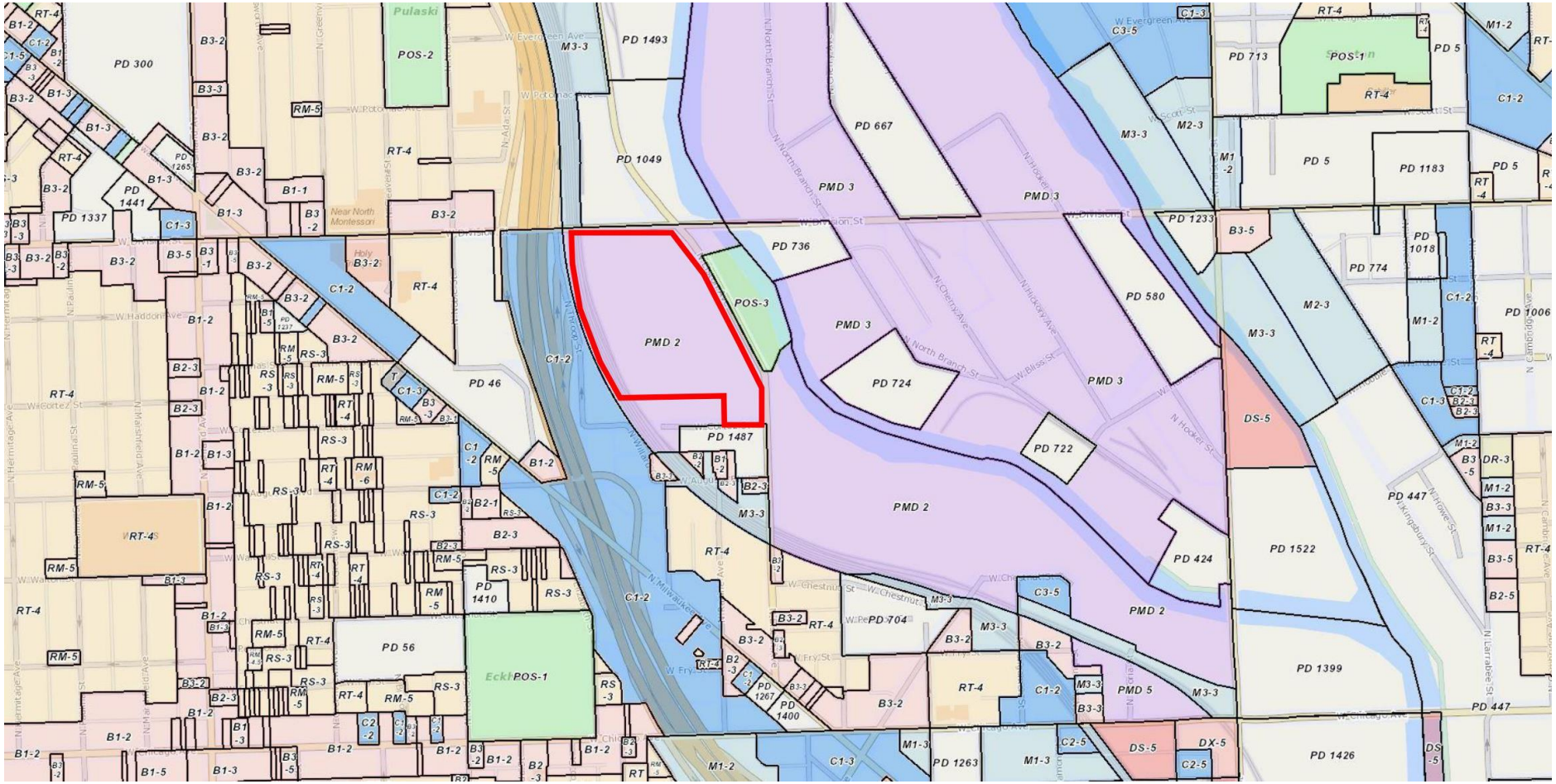
SITE CONTEXT PLAN



LEGEND

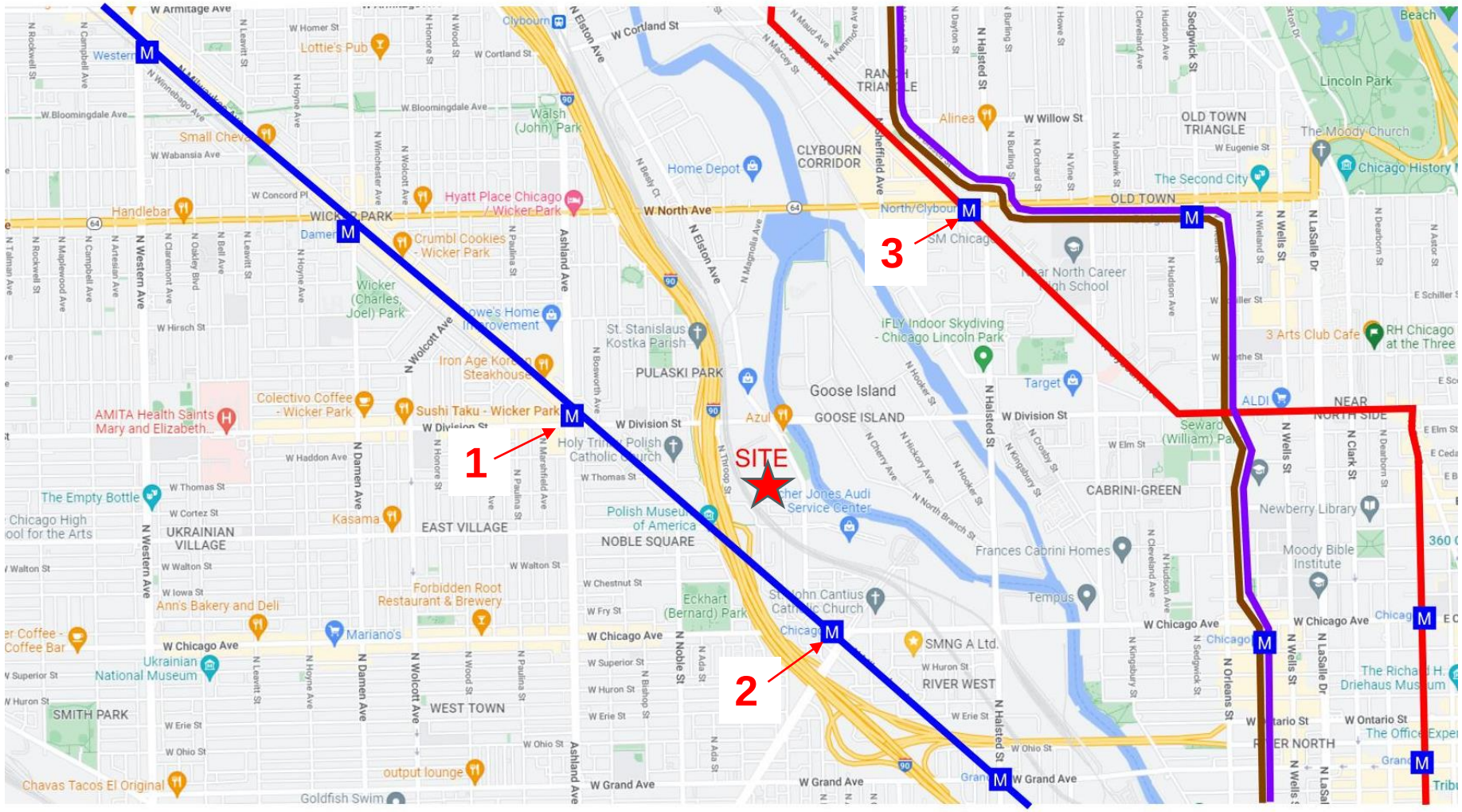
- EXISTING BUILDING
- PROPOSED BUILDING
- RIVER/ WATERWAY
- PARK/ OPEN SPACE & LANDSCAPE
- PROPOSED SITE ENTRANCE/ EXIT

LAND USE PLAN



Site Acreage: +/-11.03 ac
Site Square Footage: +/-480,383 sf

ZONING PLAN



Distance to Site

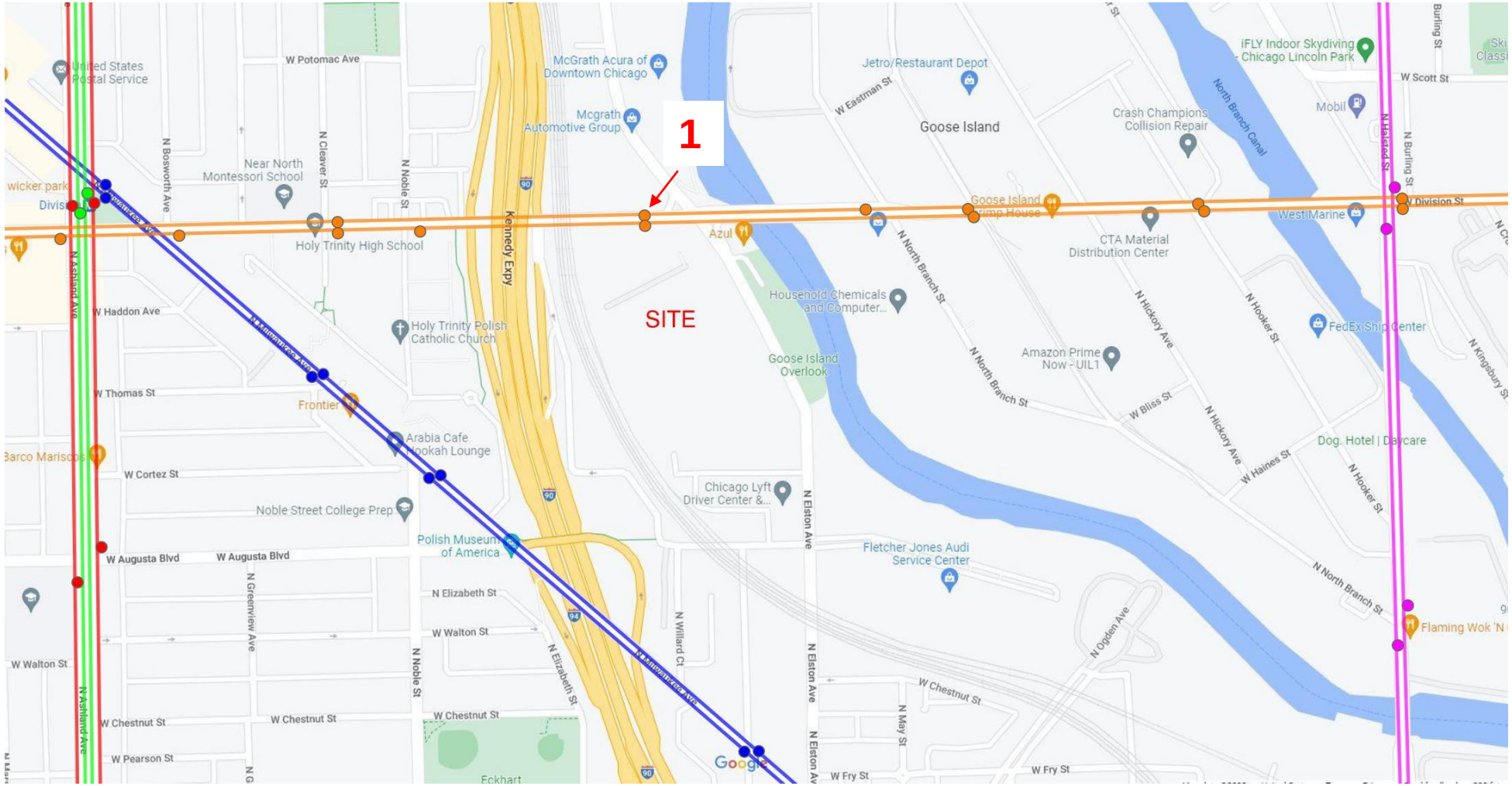
1: Division Stop on the Blue Line. 0.8-mile walk.

2: Chicago Stop on the Blue Line. 0.7-mile walk.

3: North/Clybourn Stop on the Red Line. 1.4-mile walk.

- **0.2 Miles to I-90**
- **12.5 Miles to Midway Airport**
- **12.3 Miles to O'Hare Airport**
- **3.9 Miles to The Loop**

PEDESTRIAN AND CTA CONNECTION



Distance to Site

1: Division Bus Route: Division & Elston – 0.0 miles walk to site

PEDESTRIAN AND CTA CONNECTION – CTA BUS STOPS

RENDERING WITH AERIAL CONTEXT – WEST VIEW

RENDERING WITH STREET CONTEXT – MAIN OFFICE WEST VIEW

RENDERING WITH AERIAL CONTEXT – SOUTH VIEW

Pedestrian Context

EXISTING VIEW FROM NORTH DIRECTION

PERSPECTIVE _ ELSTON (LOOKING SOUTH)

STREET VIEW FROM NORTH DIRECTION

Pedestrian Context

EXISTING VIEW FROM SOUTH DIRECTION

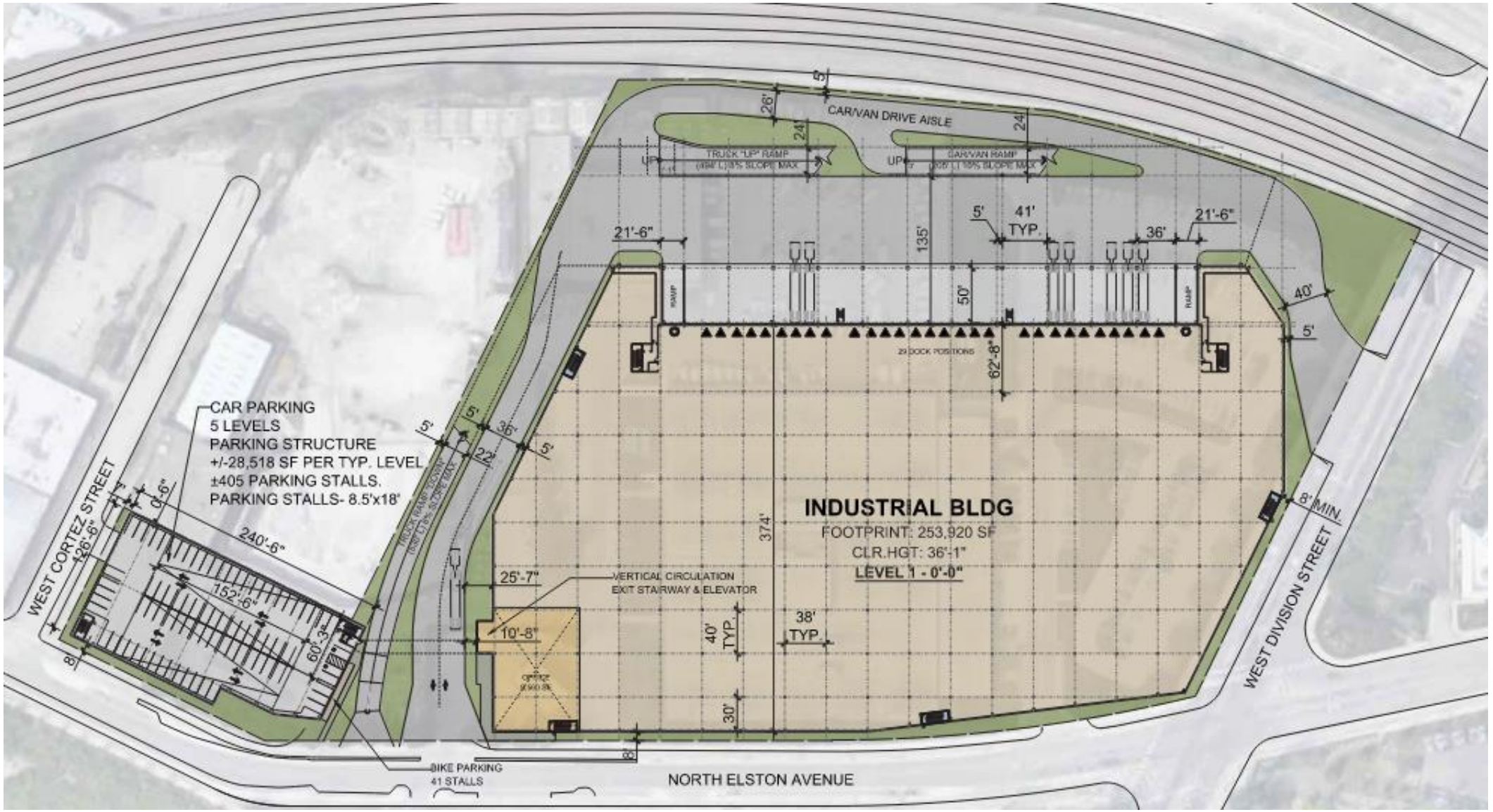
PERSPECTIVE _ ELSTON (LOOKING NORTH)

STREET VIEW FROM SOUTH DIRECTION

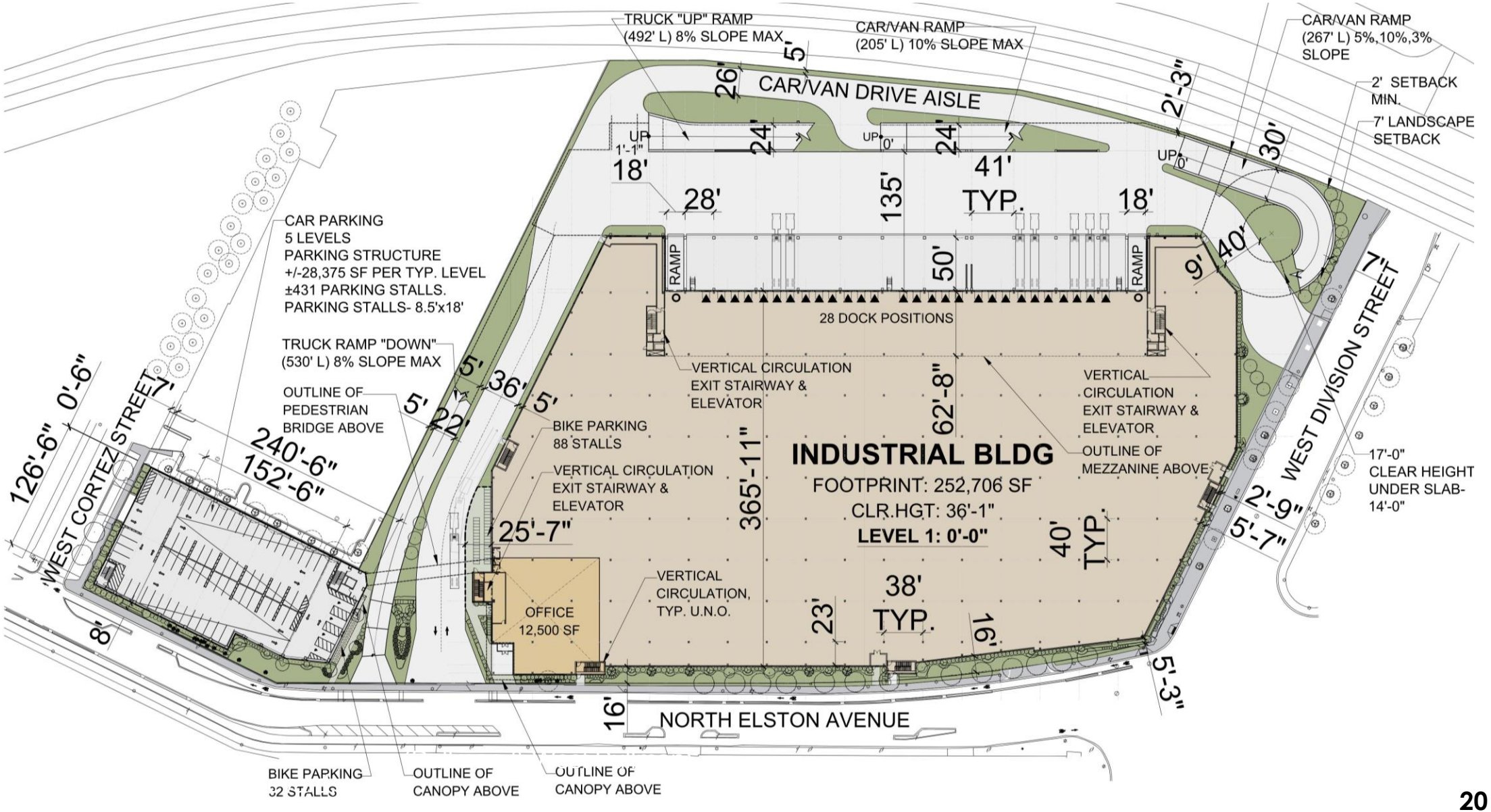
Project Timeline + Community Outreach

- May 5, 2021: Intake Meeting
- June 9, 2021: Formal Planned Development Application Submittal
- June 23, 2021: MOPD Meeting
- July 21, 2021: PD application filed and introduced to the Chicago City Council
- July 21, 2021: Traffic study and Air Quality Impact Assessment (AQIS) submitted to CDOT and CDPH for review
- January 7, 2022: Traffic study and AQIS posted for public comment
- January 13, 2022: Notice of Community Meeting sent to surrounding property owners and published in Sun-Times.
- January 27, 2022: Community Meeting required by the Air Quality Ordinance
- February 2, 2022: AQIS and Traffic study public comment period ends (no comments were received)

Original Site Plan Submittal



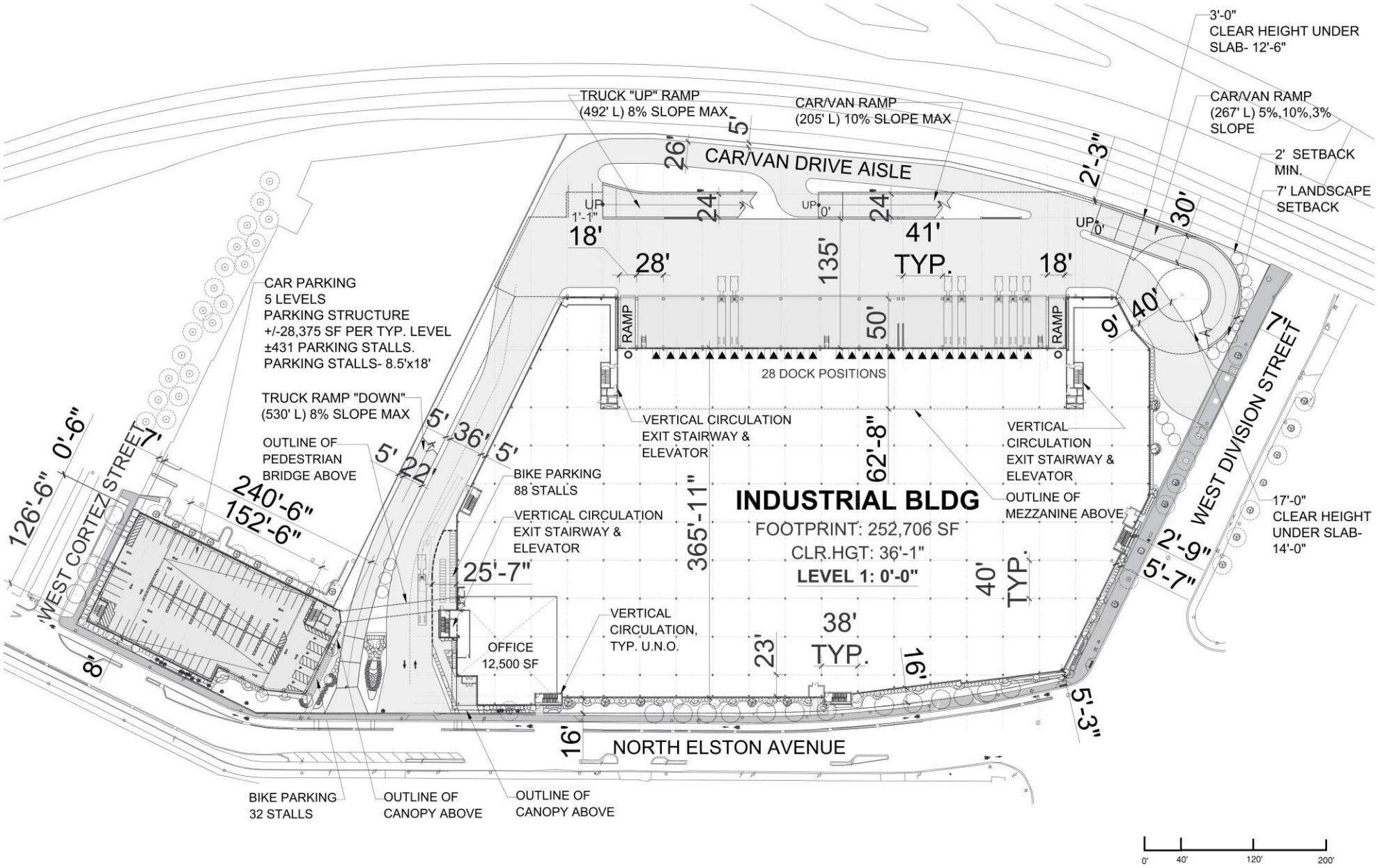
Current Site Plan



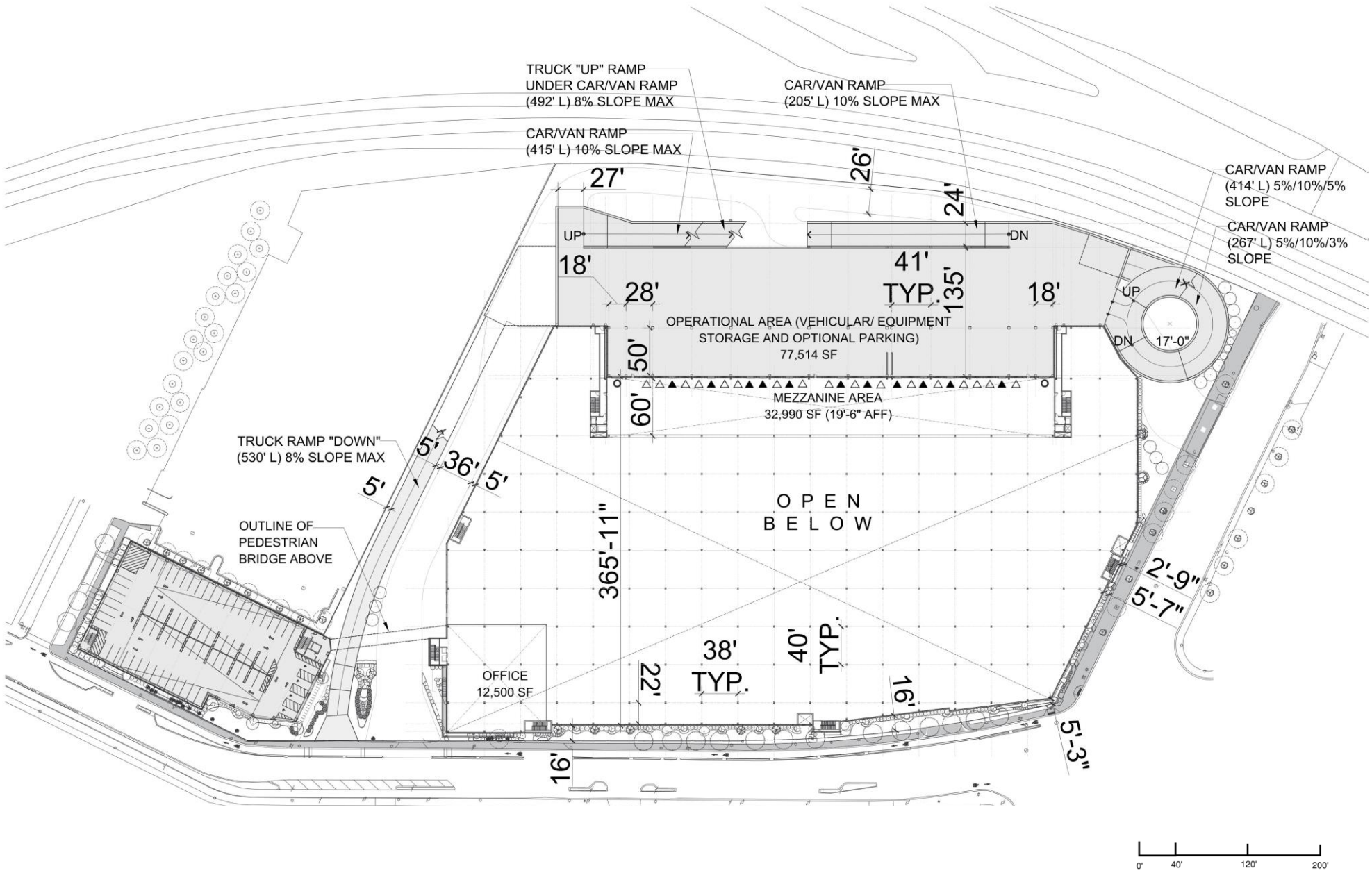
Site Plan Changes

THE ORIGINAL SITE PLAN WAS CHANGED IN ACCORDANCE WITH CITY DIRECTION:

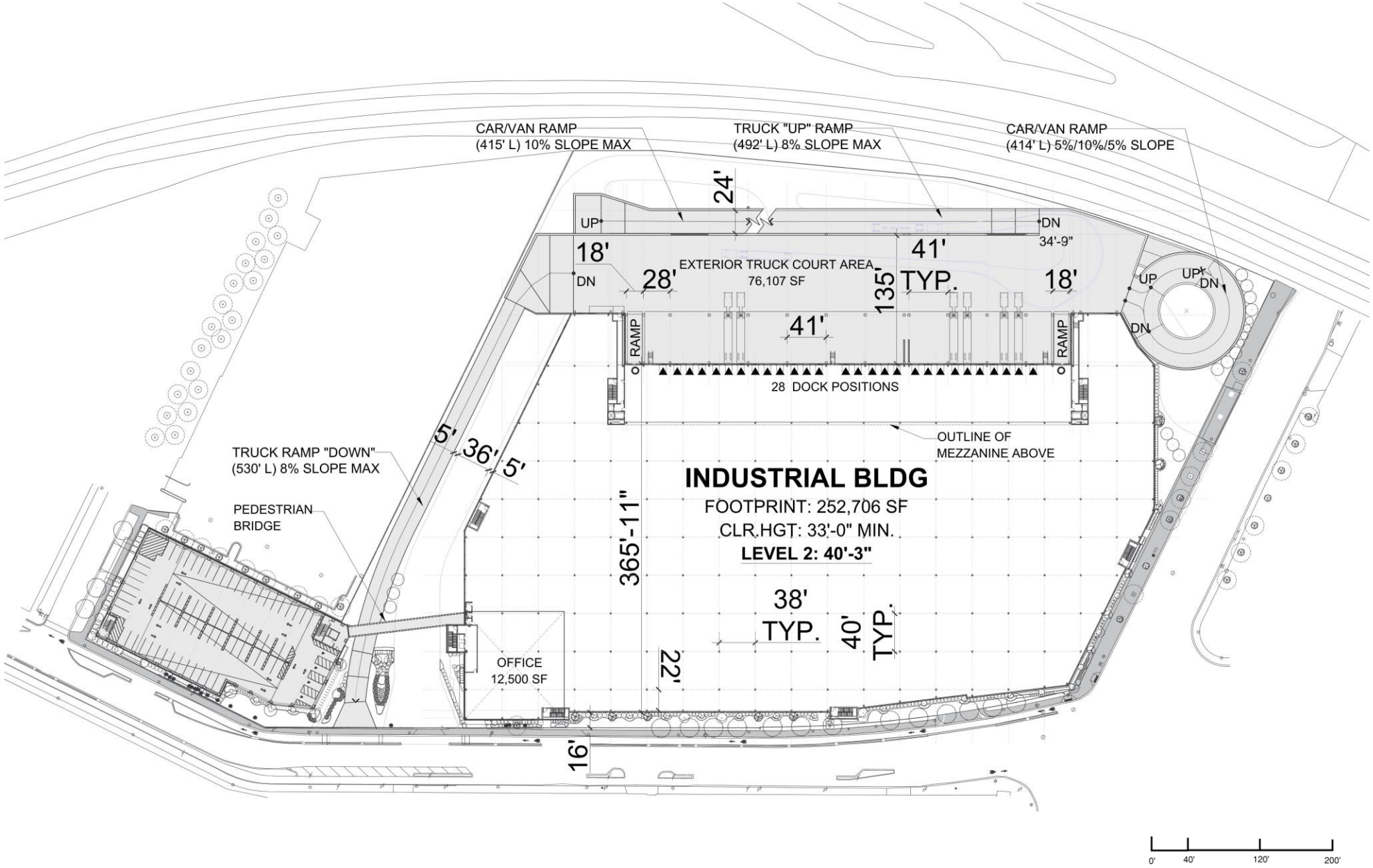
- INCREASED THE SETBACK ALONG ELSTON AVENUE TO PROVIDE ADDED LANDSCAPING. THIS DECREASED THE PROJECT FOOTPRINT FROM 255,063 SF TO 252,706 SF.
- INCLUDED FAÇADE PROJECTIONS / STEPS ON BOTH STREET FRONTAGES TO BREAK UP THE LONGER WALLS.
- CHANGED BUILDING'S COLOR SCHEME FROM TAN / BEIGE TO A MODERN, NEUTRAL PALETTE
- INCORPORATED ARCHITECURAL METAL SCREENING ON PARKING GARAGE TO PROVIDE BOTH SCREENING AND PUBLIC ART.
- ADDED A LIVE LANDSCAPE WALL AT THE GROUND FLOOR OF THE PARKING GARAGE TO ENHANCE THE STREET-LEVEL PEDESTRIAN EXPERIENCE
- INTEGRATED THE MAIN BUILDING'S COLOR SCHEME INTO THE DESIGN OF ALL RAMP SIDE WALLS AND RAILINGS
- ADDED SIGNIFICANTLY MORE LANDSCAPING AND TREES ALONG BOTH STREET FRONTAGES, AS WELL AS THE WEST SIDE OF THE PROJECT.



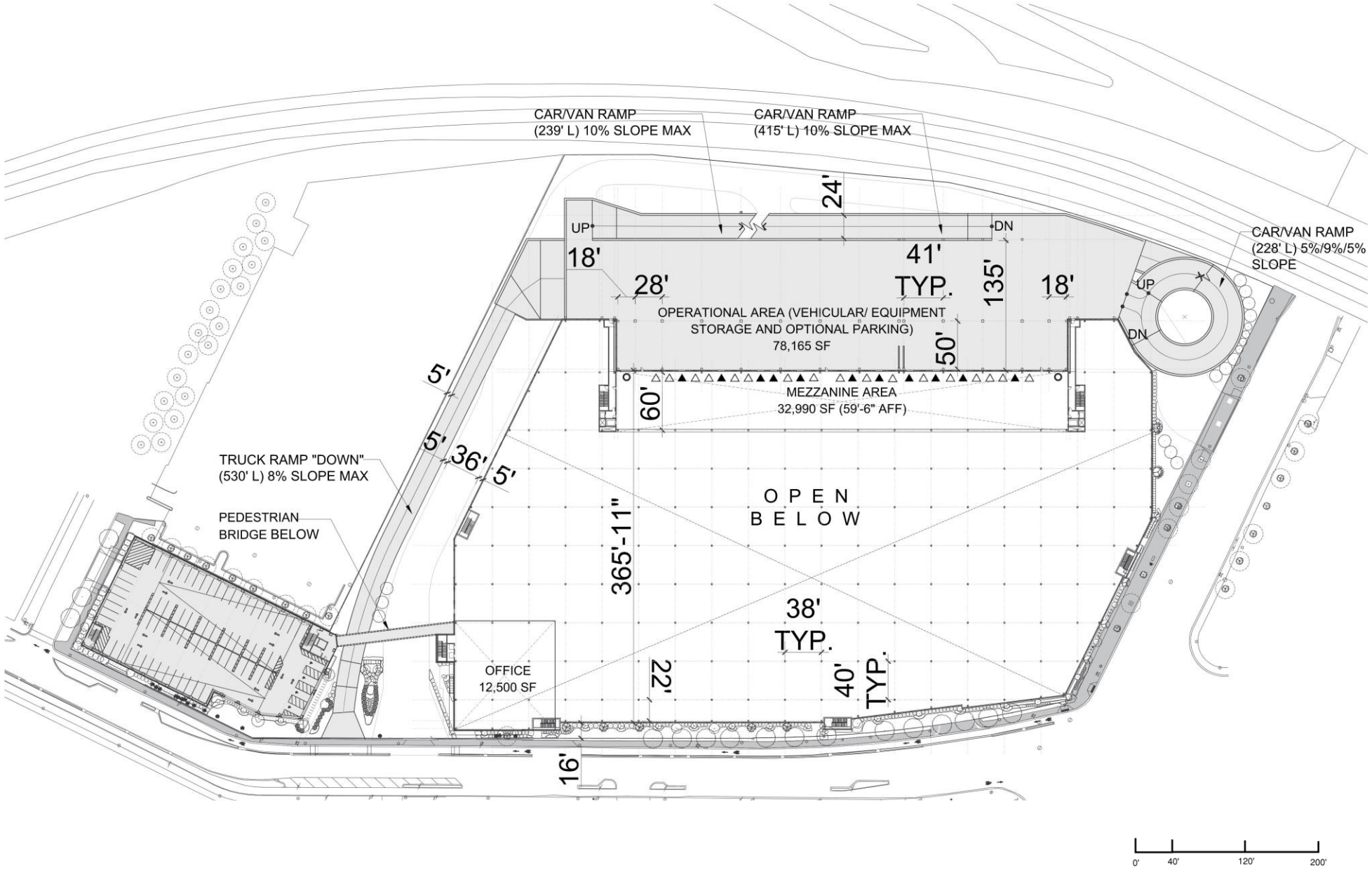
FLOOR PLAN – LEVEL 1



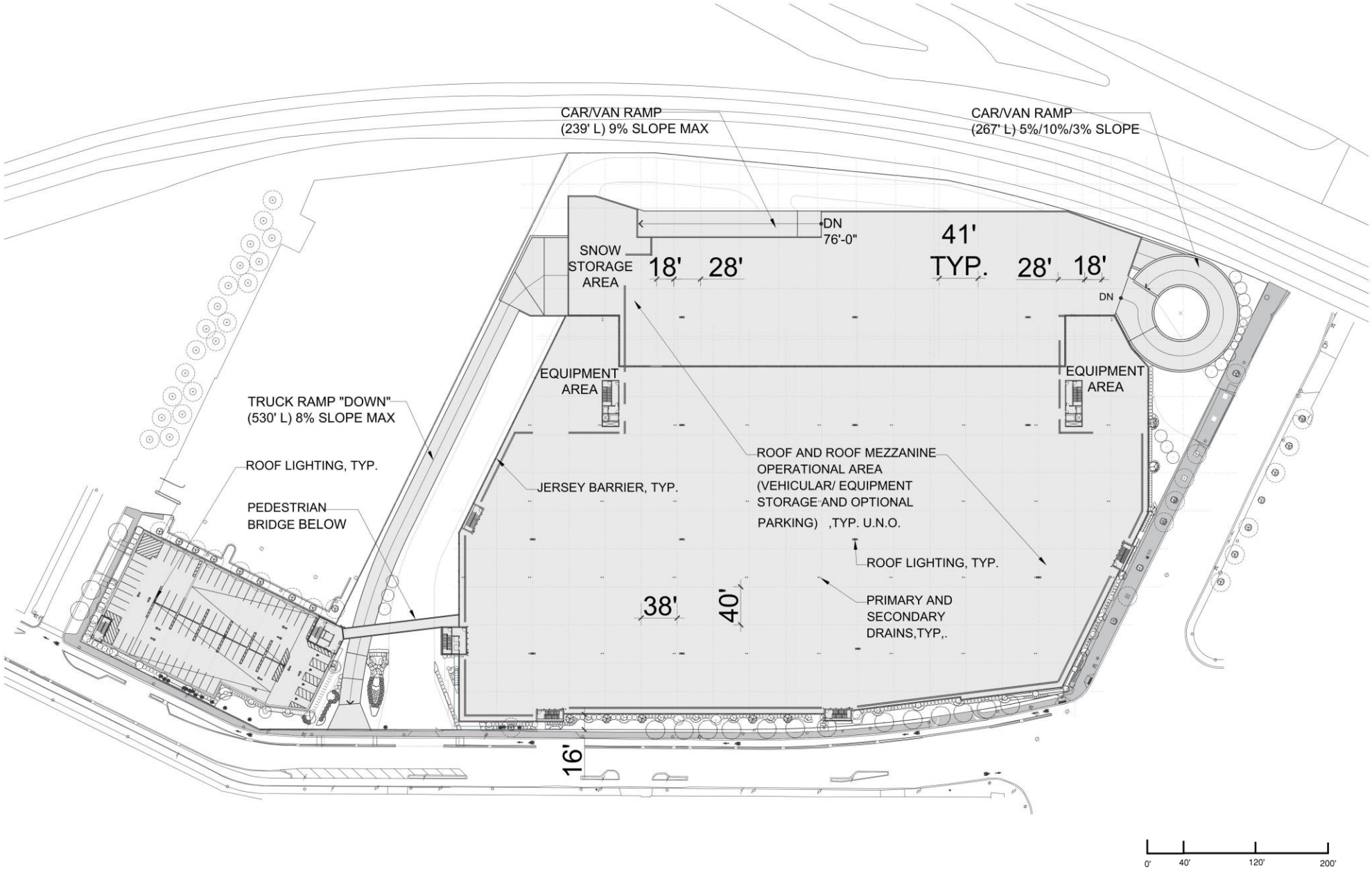
FLOOR PLAN – MEZZ 1.5



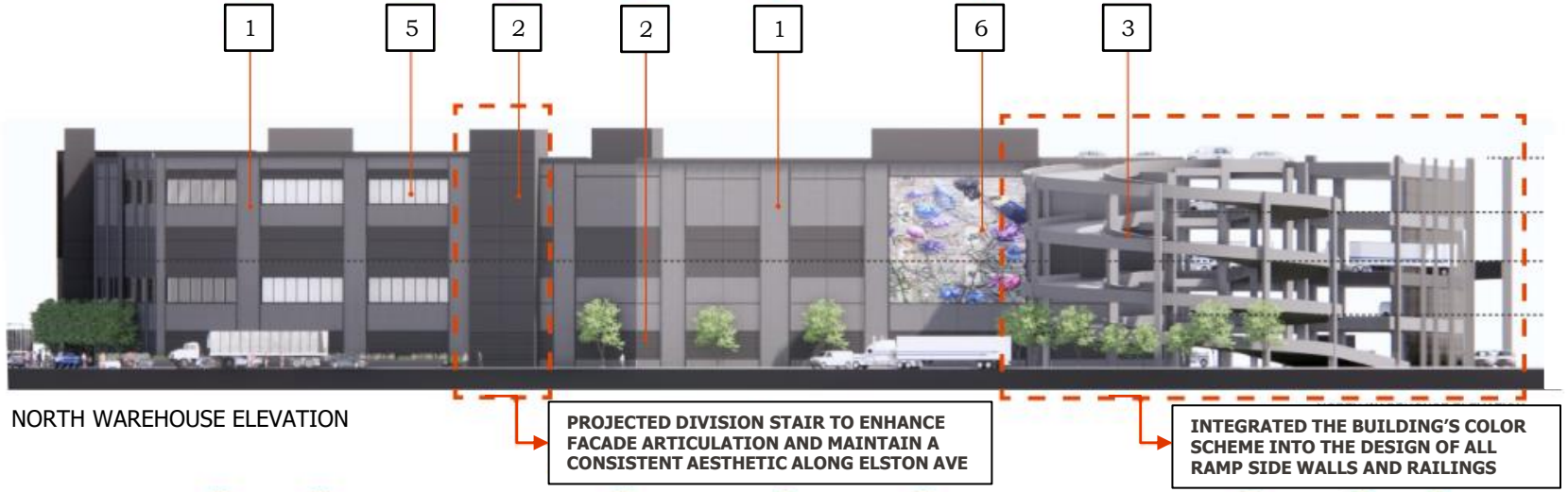
FLOOR PLAN – LEVEL 2



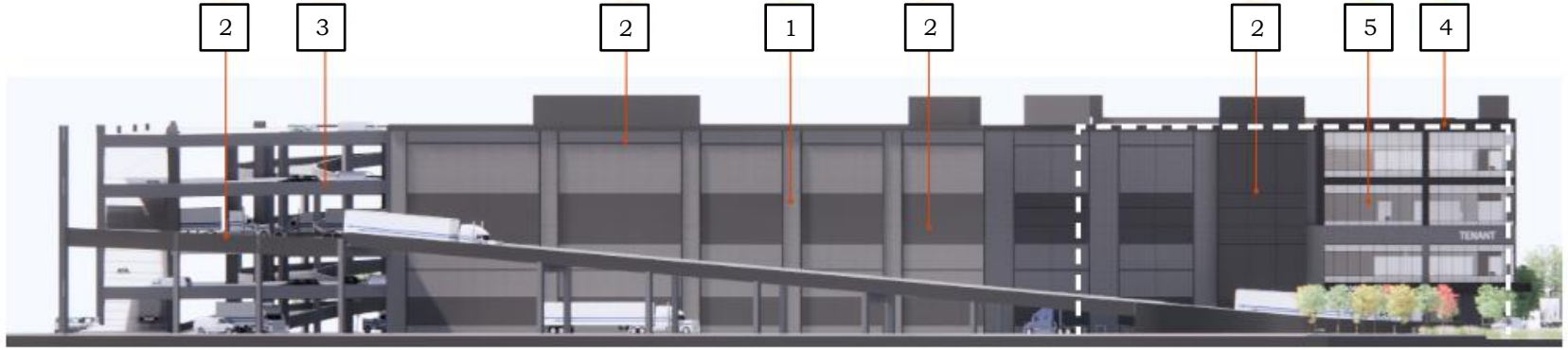
FLOOR PLAN – MEZZ 2.5



FLOOR PLAN – MEZZ 3 ROOF



NORTH WAREHOUSE ELEVATION



SOUTH WAREHOUSE ELEVATION

KEYNOTES

1 CONCRETE PRECAST W/ THINSET BRICK

2 PAINTED CONCRETE PRECAST W/ REVEALS
PAINT A

3 PAINTED CONCRETE PRECAST W/ REVEALS
PAINT B

4 ACCENT METAL FRAME

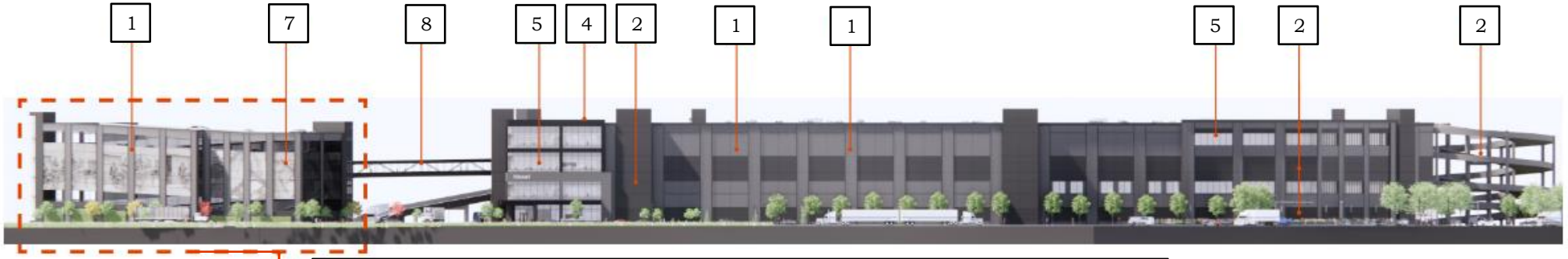
5 HIGH PERFORMANCE GLAZING SYSTEM

6 ART GRAPHIC MURAL
ART IMAGE TBD

7 PARKING GARAGE
METAL FRAME W/ PERFORATED GRAPHIC

8 PEDESTRIAN BRIDGE

BUILDING ELEVATION & MATERIALS

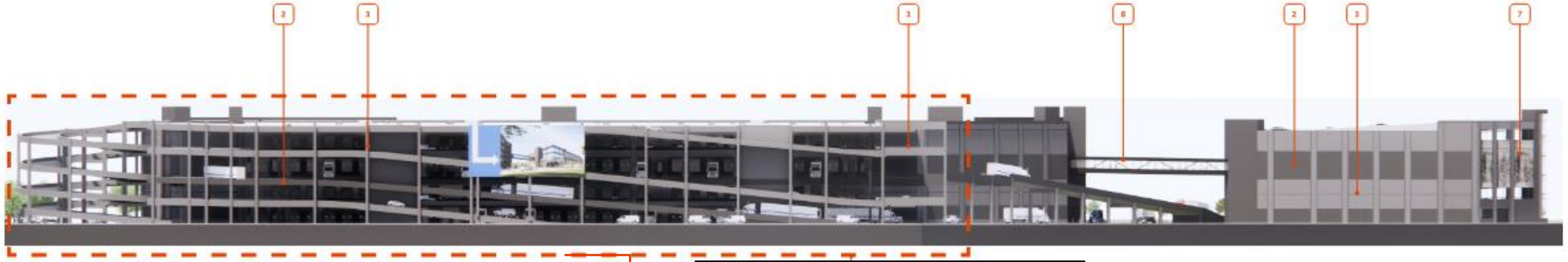


NORTHWEST PARKING GARAGE ELEVATION (PARKING GARAGE IS ANGLED)

A) ADDED LIVE LANDSCAPE WALL AT PEDESTRIAN LEVEL ALONG ELSTON AVE FOR ENHANCED PEDESTRIAN EXPERIENCE AND STREET PRESENCE

B) INCORPORATED A UNIQUE PERFORATED METAL SCREENING SOLUTION WITH AN INTEGRAL GRAPHIC

EAST WAREHOUSE ELEVATION



WEST WAREHOUSE ELEVATION

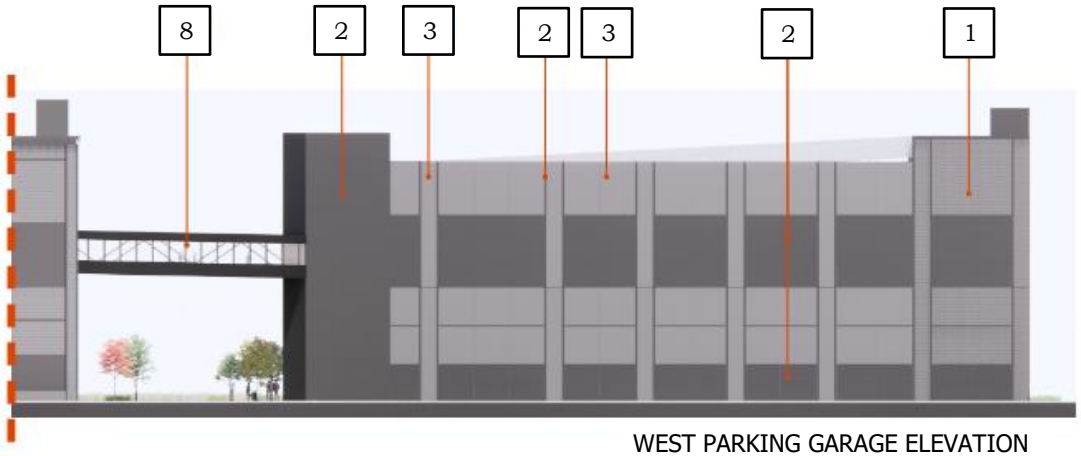
MODIFIED BUILDINGS COLOR SCHEME FROM A TAN/ BEIGE TO A MODERN, NEUTRAL PALETTE

SOUTHWEST PARKING GARAGE ELEVATION (PARKING GARAGE IS ANGLED)

KEYNOTES

1	CONCRETE PRECAST W/ THINSET BRICK	5	HIGH PERFORMANCE GLAZING SYSTEM
2	PAINTED CONCRETE PRECAST W/ REVEALS PAINT A	6	ART GRAPHIC MURAL ART IMAGE TBD
3	PAINTED CONCRETE PRECAST W/ REVEALS PAINT B	7	PARKING GARAGE METAL FRAME W/ PERFORATED GRAPHIC
4	ACCENT METAL FRAME	8	PEDESTRIAN BRIDGE

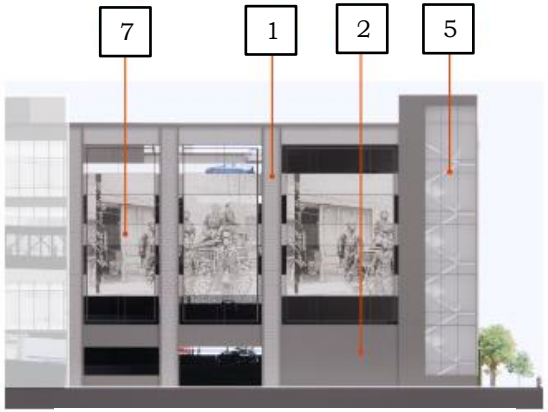
BUILDING ELEVATION & MATERIALS



WEST PARKING GARAGE ELEVATION

NORTH PARKING GARAGE ELEVATION

EAST PARKING GARAGE ELEVATION



SOUTH PARKING GARAGE ELEVATION

KEYNOTES

1 CONCRETE PRECAST W/ THINSET BRICK

2 PAINTED CONCRETE PRECAST W/ REVEALS
PAINT A

3 PAINTED CONCRETE PRECAST W/ REVEALS
PAINT B

4 ACCENT METAL FRAME

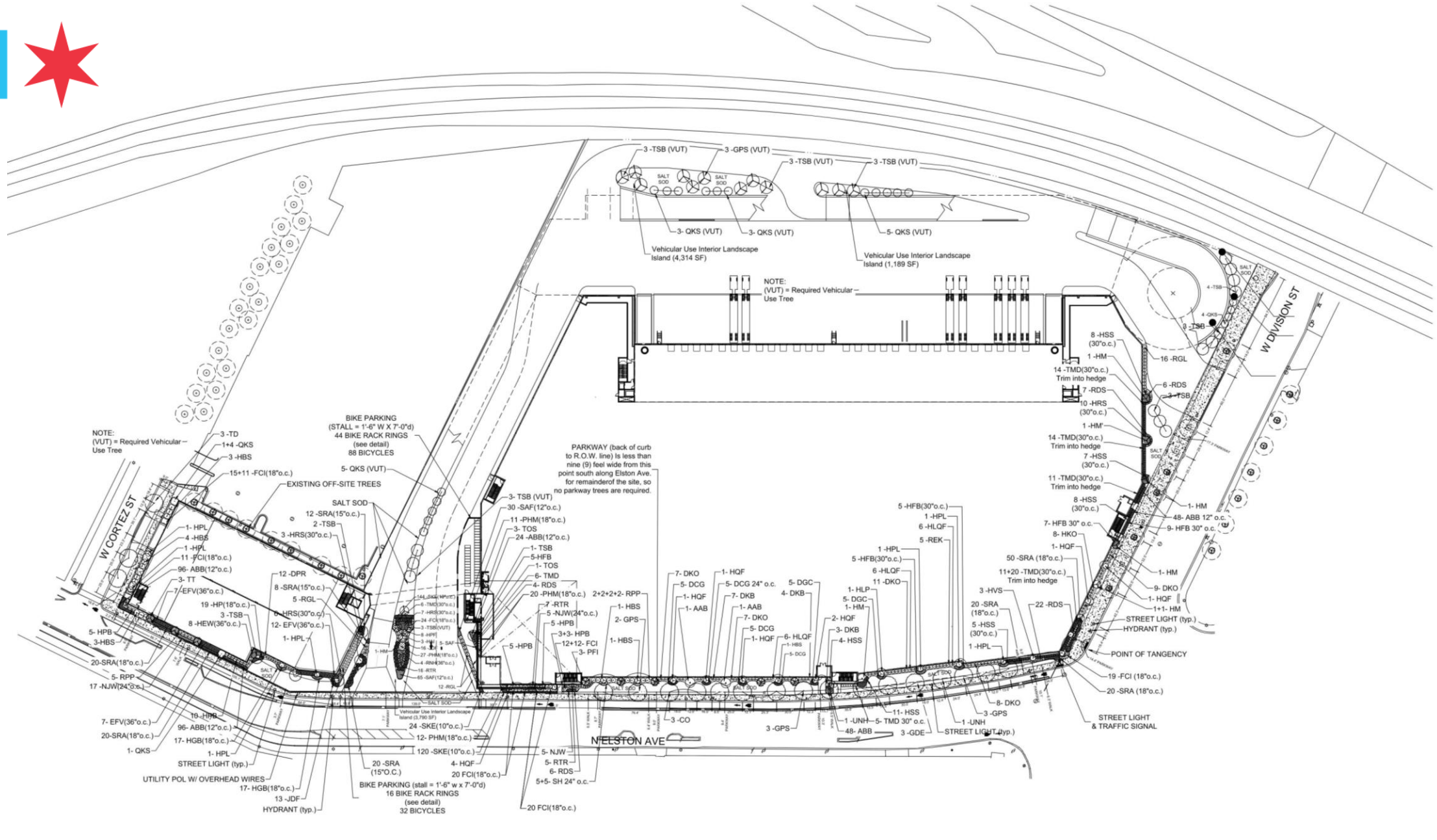
5 HIGH PERFORMANCE GLAZING SYSTEM

6 ART GRAPHIC MURAL
ART IMAGE TBD

7 PARKING GARAGE
METAL FRAME W/ PERFORATED GRAPHIC

8 PEDESTRIAN BRIDGE

BUILDING ELEVATION & MATERIALS



other information contained within as prepared by the Landscape Architect/Land Planner for this project are instruments of the Landscape Architect/Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect/Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

6 - Rev. Per City Review	03-16-22
5 - Two (2) Additional Trees	02-14-22
4 - Rev. Site Plan & Upgrades	02-08-22
3 - Site Plan Update/Guarantee	08-16-21
2 - Tree Protection Detail	08-11-21
1 - Revised Site Plan	06-11-21

N. ELSTON AVE
&
W. DIVISION ST
CHICAGO, IL

E:\WM- Elston & Division\logo.jpg

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000[illegible]
LANDSCAPE ARCHITECT
EXPIRES: 10/31/2021

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726
Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryangroup.com

FOUNDATION LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L421 - 9276

DATE: 04-22-21
SCALE: 1"=20'

LANDSCAPE PLAN

V3 Consultants prepared a "*Traffic Impact Study*" (dated April 22, 2021, updated November 18, 2021) that was approved by the Chicago Department of Transportation.

This study demonstrated:

- Total vehicular traffic generated by the development is anticipated to have minor impact on the roadway system
- To mitigate the impacts from the development, signal timing modifications are required at the Elston/Division intersection (this scope is included in the proposed project)
- A driveway on Division Street is proposed to allow traffic exiting the highway to quickly enter the site and exit the roadway network
- It is recommended that the end user develop and implement a traffic management plan tailored to their specific warehouse use, including timing of shift changes to minimize trips during peak hours

Roux Associates Inc. Prepared an "*Air Quality Impact Statement Report*" dated November 10, 2021 ("AQIS") that was approved by the Department of Public Health.

- The AQIS includes modeled concentration impacts of NO2, PM2.5, and PM10 due to emissions from Project-generated passenger vehicle and truck emissions both on- and off- site, as well as on-site stationary sources

- Modeled concentrations from Project-related sources were added to background concentrations in the Project Site vicinity

- When compared to the applicable NAAQS standards, total concentrations are below the NAAQS thresholds. Therefore, the Project is not expected to cause or contribute to an exceedance of the NAAQS.

Chicago Sustainable Development Policy 2017.01.12

DPD
CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																															
			Health	Energy								Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one			Choose one		Choose one										Choose one			Choose one										Choose one	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																		
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																		
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Summary:

LEED Silver:	80 Points
EV Charging:	10 Points
80% Waste Diversion:	10 Points
Total Score:	**100 Points**

The proposed project complies with the requirements of the Chicago Stormwater Management Ordinance:

1. Onsite detention and rate control shall be provided pursuant to chapter *2.0 - Flow Rate Control*

2. Detention will be provided via an underground concrete vault.

3. The detention vault is designed to comply with Chapter *3.0 - Volume Control* by containing the first ½ inch of rainfall.

4. Site construction shall comply with the sedimentation and erosion control requirements of Chapter 4.0.

5. The owner shall maintain all onsite stormwater infrastructure pursuant to the requirements of *Chapter 5.0 - Operation and Maintenance Requirements*.

The proposed project will provide the following public benefits:

1. It is expected to create 800-1,100 temporary jobs during construction, and 600-800 Permanent jobs.

2. The project will contain public art elements facing both street frontages.

3. During construction, the project will strive to reach the City's participation goals of:
   26% Participation from Qualified Minority Business Enterprises
   6% Participation from Qualified Women Business Enterprises
   50% Participation from Chicago Residents

To reach the above goals, the construction team will perform the following:

- Host Outreach Events to encourage bid M/WBE bid participation
- Debundle larger bid packages to allow for additional bid opportunities for smaller firms
- Encourage subcontractor mentorship/partnering with M/WBE Firms
- Work with local unions to focus on members that reside within the City limits
- Utilize the Pre-Apprenticeship program - These programs encourage individuals from economically disadvantaged areas to pursue a career in construction, and offer curriculum that include classroom learning, hands-on training, and direct assistance with applying to apprenticeship programs at local union halls.
- Employ the ACE Mentorship Program

DPD Recommendations

The proposal meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare. Specifically, here are some of the ways that this proposed development meets the following provisions of Chapter 17-8:

a. Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed with 27th ward Alderman, the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Department of Public Health, the Chicago Fire Department, and the Department of Planning and Development. Additionally, a community meeting was held on January 27, 2022.
b. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal will complement the surrounding industrial buildings and provide employment opportunities to nearby residents.
c. Complies with the North Branch Framework Plan and is consistent with land use patterns in this portion of the North Branch Industrial Corridor (17 - 8 -0903).
d. Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104). The project will include landscaped setbacks from the pedestrian view and provide a 16-foot landscape buffer from North Elston, as well as two areas of public art.
e. *Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;* This project separates pedestrian, bicycle, employee cars and truck traffic, eliminating conflicts.
f. *Promote transit, pedestrian and bicycle use;* The project is located adjacent to a CTA bus route and is providing 120 bicycle parking spots.

.

As part of the NBFP, redevelopment within the area must adhere to the defining Goals and Principles of the Plan:

a. Goal No. 1: Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center within the City of Chicago – At full build-out the development is estimated to provide 600-800 employees.
b. Goal No. 2: Provide Better Access for all Transportation Modes - Principle 2.3: Implement technology to manage vehicular traffic and improve circulation more effectively. The proposal is making intersection improvements infrastructure improvements required to be implemented at the cost of the developer.